117.0	0002	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	611,100 /	611,100
					USE VALUE:	611,100 /	611,100
					ASSESSED:	611,100 /	611,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONE RICHARD D-SHARON A
Owner 2:	
Owner 3:	
Street 1:	100 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1957, having primarily Vinyl Exterior and 2480 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	389,300		221,800	611,100
Total Card	0.083	389,300		221,800	611,100
Total Parcel	0.083	389,300		221,800	611,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 246.41 | /Parcel: 246.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75242

GIS Ref

GIS Ref

Insp Date 09/14/18

!9081!

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	389,300	0	3,600.	221,800	611,100		Year end	12/23/2021
2021	101	FV	378,600	0	3,600.	221,800	600,400		Year End Roll	12/10/2020
2020	101	FV	378,600	0	3,600.	221,800	600,400	600,400	Year End Roll	12/18/2019
2019	101	FV	271,500	0	3,600.	218,600	490,100	490,100	Year End Roll	1/3/2019
2018	101	FV	271,400	0	3,600.	167,900	439,300	439,300	Year End Roll	12/20/2017
2017	101	FV	271,400	0	3,600.	158,400	429,800	429,800	Year End Roll	1/3/2017
2016	101	FV	271,400	0	3,600.	145,700	417,100	417,100	Year End	1/4/2016
2015	101	FV	260,900	0	3,600.	136,200	397,100	397,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:26:22

LAST REV

Date	Time
09/27/18	15:00:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9081

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19755-448		4/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	75242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2007	641	Re-Roof	5,100					

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
3/4/2009	Measured	372	PATRIOT
3/25/2000	Inspected	276	PATRIOT
2/9/2000	Measured	264	PATRIOT
9/1/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	0.88	6			Other	-40					221,761						221,800	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 221,761 | Spl Credit | Total: 221,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	5.0	%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.17499995
Const Adj.:	0.99000001
Adj $ / SQ:	162.855
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	503474
Depreciation:	114138
Depreciated Total:	389336

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

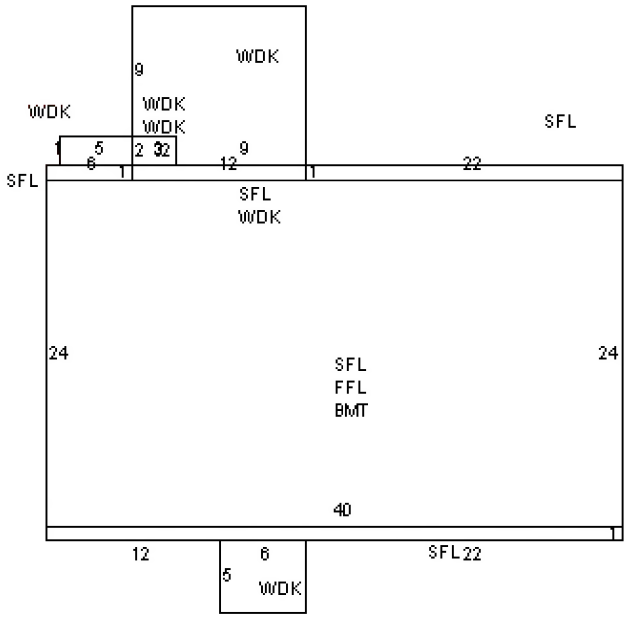
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.86
Special Features:	0	Val/Su Net:	123.59
Final Total:	389300	Val/Su SzAd	194.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,000	162.850	162,855
BMT	Basement	960	64.730	62,145
FFL	First Floor	960	162.850	156,341
WDK	Deck	190	11.150	2,119
SFL	Second Floor	40	162.860	6,514

Net Sketched Area:	3,150			Total:	389,974
Size Ad	2000	Gross Area	3150	FinArea	2480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

117.0-0002-0001.A

IMAGE

AssessPro Patriot Properties, Inc